

**REGULATIONS  
for  
THE SUBDIVISION OF LAND,  
SPRINGFIELD TOWNSHIP**

**BOARD OF SUPERVISORS AND PLANNING COMMISSION  
SPRINGFIELD TOWNSHIP  
ERIE COUNTY, PENNSYLVANIA**

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## OFFICIAL SUBDIVISION ORDINANCE

SPRINGFIELD TOWNSHIP  
ERIE COUNTY, PENNSYLVANIA

### ARTICLE I PURPOSE AND AUTHORITY

#### Section 100 PURPOSE

The general purpose of the regulations shall be to guide and regulate the planning, subdividing and development of land in order to promote and protect the public health, safety, convenience, comfort, prosperity, and general welfare of the Township of Springfield.

#### Section 101 OBJECTIVES

It is intended that the provisions of these regulations shall be applied to achieve the following objectives:

- 101.1 Orderly development of the land to obtain harmonious and stable neighborhoods.
- 101.2 Safe and convenient traffic circulation, vehicular and pedestrian.
- 101.3 Adequate and economical provisions for utilities and public services in order to conserve the public funds.
- 101.4 Ample public open spaces for schools, recreational and other public purposes.
- 101.5 Accurate surveying of land, preparing and recording of plats.
- 101.6 Discouraging of premature, uneconomical, or scattered subdivisions.
- 101.7 Coordination of land development in accordance with the zoning code, thoroughfare plan, comprehensive plan, and other plans of the Township.

#### Section 102 ADOPTION

The following rules and regulations for the subdivision of land in Springfield Township, Erie County, Pennsylvania, were adopted by Ordinance in accordance with Article V, Section 501 of the Pennsylvania Municipalities Planning Code, Act 247, as amended.

#### Section 103 GRANT OF POWER

The governing body of each municipality may regulate subdivisions and land development within the municipality by enacting a subdivision and land development ordinance. The ordinance may require that all plats of land lying within the municipality shall be submitted for approval to the governing body or in lieu thereof to a planning agency designated in the ordinance for this purpose. All powers granted herein to the governing body or the planning agency shall be exercised in accordance with the provisions of the subdivision and land development ordinance. In the case of any development governed by an ordinance adopted

pursuant to Article VII of the Pennsylvania Municipalities Planning Code, Act 247, as amended, however, the applicable provisions of the subdivision and land development ordinance shall be as modified by such ordinance and the procedures which shall be followed in the approval of any plat and the rights and duties of the parties thereto shall be governed by Article VII of Act 247, as amended, and the provisions of the ordinance adopted thereunder.

Section 104 EFFECTIVE DATE

This Ordinance becomes effective on this date, August 1, 1977, and shall remain in effect until modified or rescinded by The Board of Township Supervisors.

Section 105 SHORT TITLE

This Ordinance shall be known and may be cited as "The Springfield Township Subdivision Ordinance".

Section 106 SUBJECT PROPERTIES

No subdivision of any lot, tract or parcel of land shall be made; no street, sanitary sewer, storm sewer, water main or other facilities in connection therewith shall be constructed, opened or dedicated for public use or travel; or for the common use of occupants of buildings abutting thereon, except in strict accordance with the provisions of this Ordinance.

Section 107 SALE OF LOTS

No lot in a subdivision may be sold; no permit to erect, alter or repair any building upon land in a subdivision may be issued; and no building may be erected in a subdivision unless and until a subdivision plan has been approved and recorded and until the improvements recommended by the Township Planning Commission and required by the Township Board of Supervisors in connection therewith have either been constructed or guaranteed as hereinafter provided.

## ARTICLE II DEFINITIONS

### Section 200 GENERAL INTERPRETATION

For the purpose of this Ordinance, words used in the present tense include the future tense, the terms "shall" and "will" always mandatory, and the word "may" is permissive.

### Section 201 MEANING OF WORDS

Unless otherwise expressly stated, the following words shall, for the purpose of the Ordinance, have the meaning herein indicated.

**ALLEY (PUBLIC):** A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties.

**AVAILABLE SEWER:** A municipal sewer is considered available if it is within 1,000 feet or less from the nearest point of a subdivision.

**BOARD:** The Board of Supervisors of Springfield Township.

**BUILDING LINE:** The line within the property defining the required minimum distance between any enclosed structure, or above-ground portion of a building, and the adjacent street right-of-way.

**CARTWAY:** That portion of the street right-of-way surfaced for vehicular use. Width is determined from face of curb to face of curb or, if no curb exists, from one edge of driving surface to the other edge of driving surface.

**COTTAGE:** A dwelling which is designed for seasonal use, is occupied on a seasonal basis, and which does not have in excess of 1,000 square feet of living space (over 1,000 square feet permitted if approved in writing by the Planning Commission).

**COVENANT:** An obligation defined by law or agreement, the violation of which can be restrained by court action; these are usually stated in the deed.

**CUL-DE-SAC:** A residential street with one end open to traffic and pedestrian access and permanently terminated by a vehicular turnaround.

**DEVELOPER:** Any person, individual, firm, partnership, association, corporation, estate, trust or any other group or corporation acting as a unit dividing or proposing to divide land, so as to constitute a subdivision as defined by Article V of the Pennsylvania Municipalities Planning Code, Act 247, as amended, and includes any agent of the developer.

**EASEMENT:** Grant by a property owner of the use, for a specific purpose or purposes, of a strip of land by the general public, a corporation or a certain person or persons.

**ENGINEER:** The Engineer of Springfield Township.

**ESSENTIAL SERVICE:** Is the erection, construction, alteration or maintenance by public utilities or municipal departments or commissions, including buildings necessary for the furnishing of adequate services for the public health, safety or general welfare.

**FRONT YARD:** The open space extending across the entire width of the lot between the front line of the building and the street line.

**IMPROVEMENTS:** Those physical changes to the land necessary to procure usable and desirable lots from raw acreage including but not limited to: grading, paving, curb, gutter, storm sewers and drains, improvements to existing water-courses, sidewalks, crosswalks, street signs, monuments, water supply facilities, and sewerage disposal facilities.

**LOT:** A tract or parcel of land intended for the transfer of ownership, use or improvement, whether immediate or future.

**LOT DEPTH:** The horizontal distance between the front lot line and the rear lot line.

**MINOR SUBDIVISION:** A subdivision of land under ten (10) lots with no new street involved.

**MAJOR SUBDIVISION:** A subdivision of land of ten (10) lots or more, and any subdivision of land involving a new street right-of-way.

**MUNICIPALITY:** Springfield Township, Erie County, Pennsylvania.

**PERSON:** Shall mean natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization, or the manager, lessee, agent, servant, officer or employee of any of them.

**PLAN, COMPREHENSIVE:** The Comprehensive Plan of the Springfield Area. A composite of the mapped and written proposals for the future development of the Township and duly adopted by the Planning Commission and/or the Township Supervisors, indicating its recommendations for the uses of private land, public open spaces and buildings and the general street system.

**PLAN, PRELIMINARY:** A tentative subdivision plan, in lesser detail than a final plan, showing approximate street and lot layout on a topographic map as a basis for consideration prior to preparation of a final plan.

**PLAN, FINAL:** A complete and exact subdivision plan, prepared for official recording as required by statute to define property right and proposed streets and all other improvements.

**PLANNING COMMISSION:** Springfield Township Planning Commission.

**REAR YARD:** The required open space extending from the rear of the main building to the rear lot line (not necessarily a street line) throughout the entire width of the lot.

**RESUBDIVISION OR REPLATTING:** The replatting of a recorded subdivision in whole or in part, by a redesign of lots, by change of size, area, or by street layout.

**RIGHT-OF-WAY:** Any public highway, street or alley accepted by different levels of government for public use, usually by the Township Supervisors, all of which shall be recorded in the Recorder of Deeds Office, Erie County, Erie, Pennsylvania.

**SEASONAL DWELLING:** A dwelling which is designed for seasonal use, is occupied on a seasonal basis, and which does not have in excess of 1,000 square feet of living space (over 1,000 square feet permitted if approved in writing by the Planning Commission).

**SEASONAL USE:** The occupancy of a dwelling during certain months of the year, not to exceed an aggregate total occupancy exceeding eight (8) months of the year, nor to exceed occupancy by one person or a group of persons for a continuous period exceeding six (6) months. In addition, no person or persons shall use such dwelling as a permanent or legal address.

**SIDE YARD:** The required open space extending from the side of any building along the side lot line throughout the entire depth of the building.

**SIGHT TRIANGLE:** A triangular area of unobstructed vision for corner lots. Two legs of the triangle shall be formed by measuring from the point of intersecting street centerlines, along the centerline of the streets contiguous to the corner lot, 100 feet for minor streets and 120 feet for major streets. The connection of these two points so measured shall form the third leg of the sight triangle.

#### **STREETS:**

- A. Expressway - This class of highway facility is devoted entirely to the task of moving large volumes of traffic and performs little or no land service function. It is generally characterized by some degree of access control. Normally, this classification should be reserved for multi-lane, divided roads with few, if any, grade intersections.
- B. Arterial - Arterials bring traffic to and from the expressway and serve major movements of traffic within or through the areas not served by expressways. They serve primarily to move traffic, but also perform a secondary function of land service. The average length of trip normally exceeds three miles.
- C. Collector - This class of road serves the internal traffic movement within the municipality and connects developed areas with the arterial system. They do not accommodate long, through trips and are not continuous for any appreciable length. The principal difference between collector and arterial roads is the length of trip accommodated. The collector system is intended to simultaneously supply abutting property with the same degree of land service as a minor street and accommodate local internal traffic movements.
- D. Minor - The minor streets' sole function is to provide access to immediately adjacent land. They normally represent a fairly large percentage of the total street mileage, but carry a small portion of the vehicle miles traveled daily.

**STREET MAINTENANCE:** The procedure applied to new or existing streets or streets under construction for purposes of accommodating vehicular travel with a minimum of interruption, delay or safety hazard including resurfacing, regrading, drainage improvement, pothole repair, dust prevention practices and snow removal.

**SUBDIVIDER:** The owner, or authorized agent of the owner, of the subdivision.



**SUBDIVISION:** The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purposes, whether immediate or future, of lease, transfer of ownership or building or lot development. Provided, however, that the division of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access, shall be exempted.

**TOPOGRAPHIC MAP:** A map showing ground elevations by contour lines and the location of important natural and other manmade objects.

**TOWNSHIP:** The Township of Springfield, Erie County, Pennsylvania.

**VARIANCE:** When the Subdivider can show that a provision of this Ordinance would cause unnecessary hardship if strictly adhered to and where, because of topographical or other conditions peculiar to the site, in the opinion of the Planning Commission a departure may be made without destroying the intent of such provisions, the Planning Commission may recommend and the Board of Supervisors authorize a variance. Any variance thus authorized shall be entered in the minutes of the Board of Supervisors and the reasoning on which departure was justified.

ARTICLE III  
APPLICATION AND PROCESSING PROCEDURES

Section 300 INTENT

Procedures are herein established and intended to define the steps by which a developer may design, make an application, record plats and construct improvements in the developing of land, and by which the Planning Commission may review, make recommendations, approve the plans and otherwise administer these regulations.

For those subdivisions hereinafter classified as minor subdivisions, a sketch plan and abbreviated procedure is established. For all others, which are classified as major subdivisions, a preliminary plan and final plat procedure is established.

Section 301 PREAPPLICATION

Prior to the preparation and filing of the Preliminary Plan, the Subdivider shall submit the following plans and data to the Planning Commission for a major subdivision. (Major Subdivision: A subdivision of land ten (10) lots or more, and any subdivision of land involving a new street right-of-way.)

- A. General Information - Describes or outlines existing covenants, land characteristics, community facilities and utilities, and information describing the proposed subdivision such as the number of residential lots, typical lot width and depth, price range, business areas, playgrounds, park areas, other public areas, proposed protective covenants, proposed utilities and street improvements.
- B. Location Map - Shows the relationship of the proposed subdivision to existing community facilities which serve or influence it and shall include development name, location of any existing facilities, traffic arteries, public or other schools, parks, playgrounds, utilities, churches, shopping centers, airports, hospitals, principal places of employment, title, scale, north arrow and date.
- C. Topographic Map - Existing U.S.G.S. quadrangle map or other acceptable available map showing topographic features.
- D. Sketch Plan - Drawn to a scale of one inch equals 100 feet or greater, showing in a simple sketch the proposed layout of streets, lots and other features in relation to existing conditions including:
  - 1. The proposed name of the subdivision.
  - 2. Name of the subdivider.
  - 3. Name of the registered owner.
  - 4. North point, scale and date.
  - 5. Name of the engineer, surveyor or other qualified person responsible for the map.
  - 6. Tract boundaries with bearing and distances.
  - 7. Topography, with elevations based on datum approved by the Commission, and showing contours at vertical intervals of two feet for land areas with a slope of five percent or less and five feet for land areas with a slope of greater than five percent.

8. Approximate location of watercourses, tree masses, rock outcrops, existing buildings, and actual location of sewers, inlets, water mains, easements, fire hydrants, railroads, existing or confirmed streets and their established grades.
9. Adjacent streets.

#### Section 302 PROCEDURE FOR PREAPPLICATION REVIEW

After review and discussion with the Subdivider, the Planning Commission shall indicate the suitability of the Plan for development into Preliminary Plans.

- A. In assessing the suitability of the Plan, the Planning Commission shall consider the Township plan of future land use, thoroughfare plan, community facilities plan or of any plans of the Planning Commission, including, but not limited to, proposed streets, recreation areas, drainage reservations, shopping centers and school sites.
- B. Also to be considered is whether the land is subject to hazards of life, health and safety. Such land shall not be subdivided until such hazards are removed. These hazards shall be interpreted to mean land subject to flooding, slides due to excessive slope or excavation, land of excessive or improper fill material or land improperly drained.

#### Section 303 PRELIMINARY PLAN REVIEW

- A. Application - On reaching conclusions as recommended above regarding the general program and objectives, the Subdivider shall prepare and submit to the Planning Commission at least 15 days prior to the regular monthly meeting of the Commission, five copies of the Preliminary Plans of the total land to be ultimately developed for review by the Planning Commission according to the requirements and standards contained herein. Upon receipt of the Plan, the Planning Commission shall forward a copy to the Erie County Metropolitan Planning Commission for a review and report at County expense: Provided, that the Township shall not approve such application until the County report is received or until the expiration of 30 days from the date the application was forwarded to the County.
- B. Planning Commission Review - The Planning Commission shall review the plan submitted covering the requirements of this Ordinance point by point, and shall consult with the Engineer and officials of any other department or authority concerned.
- C. Planning Commission Action - The Planning Commission shall notify the Subdivider of the scheduled meeting, place, date, time and agenda schedule. Within 30 days of this scheduled agenda review, the Planning Commission shall report to the Board of Supervisors on the subdivision, recommending approval, conditional approval or disapproval, each with reasons for action. Any modifications of the Preliminary Plan shall be preceded by the consideration and approval of the Planning Commission of such modifications.
- D. Action of Board of Supervisors - The Board of Supervisors shall act on the Preliminary Plan within 40 days of the receipt of the Planning Commission report, stating its approval, conditional approval or disapproval, giving

reasons for each, and may authorize in writing submission of a Final Plan for approval. Any modifications of the Preliminary Plan shall be preceded by the consideration and approval of the Board of Supervisors of such modifications.

- E. Nature of Approval - Approval of a Preliminary Plan shall not constitute approval of a Final Plan, but rather an expression of approval of the layout submitted on the Preliminary Plan as a guide to the preparation of the Final Plan.

#### Section 304 PRELIMINARY PLANS AND DATA

Shall include but not be limited to the following:

- A. The Preliminary Plan shall be drawn at a scale of one inch equals 100 feet, or greater.

- B. The plan shall show or be accompanied by the following:

1. Material required in Article III, Section 301
2. Draft of protective covenants, if any.
3. Title to include:
  - a. Name by which the subdivision will be recorded.
  - b. Location by municipality, County and State.
  - c. Names and addresses of the owner or owners.
  - d. Name of registered engineer or surveyor who surveyed the property and prepared the plan.
  - e. North point, date and graphic scale.
4. Tract boundaries with bearings, distances and area in acres to the nearest hundredths.
5. Existing easements, their location, width and distance.
6. Tract closures and block closures with an allowable error of 1:10,000.
7. Contours at vertical intervals of two feet for land areas with a slope of greater than five percent.
8. Datum to which contour elevations refer.
9. Bench marks.
10. Existing physical features to include:
  - a. Watercourses, culvert, bridges and drains.
  - b. Buildings, sewers, water mains and fire hydrants.
  - c. Street and alleys on or adjacent to the tract, including name, right-of-way widths and cartway widths.
  - d. Subsurface condition of the tract.
  - e. Names and addresses of abutting property owners.
11. Proposed improvements, and related data, shall include:
  - a. Lot lines with bearings and dimensions.
  - b. Building lines.
  - c. Reservations of grounds for public use.
  - d. All rights-of-way and easements.
  - e. Proposed land use of the improvement.

- f. Location, name and width of all proposed streets and alleys and paved cartway widths, plus all sidewalks and crosswalks.
- g. Profiles showing existing ground and proposed centerline street grades, and typical cross sections of roadways and sidewalks.
- h. General drainage plan for storm water to include directions of flow for storm water in relation to natural channels, with required disposition control to avoid the extension of drainage to adjoining properties.
- i. A plan of the proposed sanitary sewerage system or a plan, where required, showing the proposed location of on-lot sewage disposal facilities. The plan shall include location of manholes, invert elevations, grades and sizes of sanitary sewers.
- j. A plan of the proposed water distribution system, or a plan showing the location of individual wells. The size of all water pipes and the location of valves and fire hydrants shall be shown.

#### Section 305 APPROVAL OF FINAL PLAN

- A. Application to Planning Commission - All Final Plans and other exhibits required for approval shall be submitted to the Planning Commission within three (3) years after approval of the Preliminary Plan. Otherwise, such approval shall become null and void unless an extension of time is applied for and granted by the Planning Commission. When filing an application for approval of a Final Plan, upon approval of the Preliminary Plan, the Subdivider shall submit to the Planning Commission Secretary at least 15 days prior to a regular meeting of the Planning Commission, one copy of all plans, data, and other information, plus the original and four copies of the final subdivision plan. Upon receipt of the Plan, the Planning Commission shall forward a copy to the Erie County Metropolitan Planning Commission for a review and report at County expense: Provided, that the Township shall not approve such application until the County report is received or until the expiration of 30 days from the date the application was forwarded to the County.
- B. Disposition of Plans - One copy of all Final Plans submitted for approval shall be retained by the Planning Commission, one copy by the Erie County Metropolitan Planning Commission, one copy by the Board of Supervisors, one copy returned to the Subdivider and the original shall be returned to the Subdivider for recording according to Article VI, Section 600, upon deposit of a fee established by the Board of Supervisors.
- C. Planning Commission Action - Following review of the Planning Commission, all Final Plans shall be submitted by the Planning Commission to the Board of Supervisors at least 15 days prior to a regular meeting of the Board. Final Plans not consistent with the approved Preliminary Plan will not be approved.
- D. Action of the Board of Supervisors - The Board shall review the Final Plan for recording and shall indicate within 40 days of receipt approval, conditional approval or disapproval. Approved Final Plans for recording shall bear the signatures of the members and the Secretary of the Board to a certified statement that all plan procedure requirements have been met. Final Plans not consistent with the approved Preliminary Plan will not be approved.

- E. Title Certificate - No Final Plan shall be approved by the Board of Supervisors unless a certificate of title is furnished, satisfactory to the Engineer.
- F. Application Fee - At the time of filing the application of plans, the Subdivider shall pay to the Board of Supervisors for uses by the Township, a fee to defray the cost of processing such plans and drafting same on the official map of the Township. The fee shall be set by the Board of Supervisors.

#### Section 306 FINAL PLAN AND DATA REQUIRED FOR APPROVAL

For any subdivision requiring final approval, the plan submitted:

- A. Shall be drawn on tracing cloth, plastic drafting media, or other comparable permanent material and shall be on sheets 18 inches by 24 inches or 24 inches by 36 inches including a border of one-half inch on all sides except the binding edge which shall be one inch. More than one 24" x 36" sheet may be used for larger tracts and must be of the same scale and indexed.
- B. Shall be drawn with waterproof black india ink and all records, data, entries, statements, etc., thereon shall also be made with the same type of ink or reproducible typing, except that contour lines when shown, may be drawn with waterproof brown ink or with diluted waterproof india ink, so that the said contour lines will show faintly on a print made from the said plan. Reproduction of black lines on plastic drafting media may be substituted for india ink.
- C. Shall be drawn to a scale of one inch equals 100 feet, or greater, and shall be of sufficient size to clearly show all notations, dimensions and entries. All dimensions shall be shown in feet and decimals of a foot.
- D. Shall contain the following information, in the lower right corner where possible:
  - 1. Name under which the subdivision is to be recorded.
  - 2. Date of plan, graphic scale and location of subdivision.
  - 3. Name of subdivision owner.
  - 4. Name and address of the registered professional engineer or surveyor preparing plan.
- E. All Final Plans submitted shall be drawn according to the following:

##### Outside of Subdivision:

- 1. Streets and other ways by medium solid lines.
- 2. Property lines of adjacent subdivisions by medium dashed and two dotted lines.
- 3. Lot lines by light dotted lines.
- 4. Restriction lines, easements, etc., by light dashed lines.

##### Within Subdivision:

- 1. Streets or ways by heavy solid lines.
- 2. Perimeter property lines of the Subdivision by heavy dashed and two dotted lines.

3. Lot lines by light solid lines.
4. Restriction or building lines by light dashed lines.
5. Easements or other reserved areas by light dashed lines.

F. The Final Plan shall show:

1. Primary control points, approved by the Engineer, or description and ties to which all dimensions, angles, bearings, and similar data shall be referred.
2. Acreage of plot.
3. Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites with accurate dimensions, bearings or deflection angles, radii, arcs and central angles of all curves.
4. Name and right-of-way width of each street or right-of-way.
5. Location, dimensions and purpose of all easements.
6. Number to identify each lot or site.
7. Purpose for which sites other than residential are to be dedicated.
8. Building setback line on all lots and sites.
9. Location and description of survey monuments.
10. Names of record owners of adjoining unplotted land.
11. Certification of surveyor or professional engineer as to the accuracy of survey and plat showing name, address, registration number and seal.
12. Statement by the owner dedicating streets, rights-of-way and sites for public uses.
13. Protective covenants, if any, in form for recording.
14. Such other certificates, affidavits, endorsements or dedications as may be required in the enforcement of this Ordinance.
15. Certification blocks for the appropriate governing and planning bodies.

Section 307 RESUBDIVIDING OR REPLATTING

In the combination or recombination of lots or portions of previously plotted lots, when the resultant lots are increased or decreased in street frontage and total area size, that reaches or exceed the standards of this Ordinance, and the street pattern is in conformity to the Township Comprehensive Plan, the procedures and regulations heretofore described shall be followed except as they may be modified on application to the Planning Commission.

Section 308 MINOR SUBDIVISIONS

Minor Subdivision: A subdivision of land under ten (10) lots with no new street involved. Plans and data involving minor subdivisions shall include but not be limited to the following:

- A. The provisions of Sections 301-304 will be waived for minor subdivisions (as defined in this ordinance) and the following requirements will become applicable:
  1. The proposed plan shall be drawn at a scale of one inch equals 100 feet or greater.
  2. The proposed plan shall be legibly drawn in ink on tracing cloth, plastic drafting media, or comparable permanent material and shall be 18" x 24" or 24" x 36" in size.

3. The plan shall show or be accompanied by the following:

- a. Description of covenants.
- b. Title to include:
  - 1. Location by municipality, County and State.
  - 2. Names and addresses of the owner or owners.
  - 3. Name of registered professional engineer or registered professional surveyor who surveyed the property and/or prepared the plan.
  - 4. North arrow, date and graphic scale.
- c. Proposed use of the land.
- d. Lot lines, dimensions and land area of proposed lot. Also, the area remaining in the original parcel.
- e. Existing and proposed streets, alleys and/or easements on or adjacent to the tract.
- f. Available utilities (public sewer and water source and sewage disposal system should be indicated).
- g. Statement by the owner dedicating streets and rights-of-way for public use, if any.
- h. Names of abutting property owners.
- i. The following additional data shall be submitted upon request by the Planning Commission:
  - 1. Subsurface and drainage conditions of the tract.
  - 2. Any other data pertinent to the plan.

B. Preliminary and Final Plans - Conformance to the above requirements may replace the Preliminary and Final Plan requirements.

C. Approval and Disposition of Final Plans - Approval and disposition of Final Plans shall be in accordance with Section 305.

Section 309 UNNECESSARY HARDSHIP

Where, owing to special conditions, a literal enforcement of this Ordinance would result in unnecessary hardship, the Board of Township Supervisors may make such reasonable exception thereto as will not be contrary to the public interest, and may permit the sale of a lot, issuance of a permit, or erection of a building, subject to conditions necessary to assure adequate streets and other public improvements.



ARTICLE IV  
DESIGN STANDARDS

Section 400 APPLICATION OF STANDARDS

The following land subdivision principles, standards, and requirements shall be applied by the Planning Commission in evaluating the plans for proposed subdivisions and shall be considered minimum requirements.

Section 401 LAND REQUIREMENTS

- A. Land shall be suited for the purpose for which it is to be subdivided in accordance with the interest and purpose of the elements of the Springfield Area Comprehensive Plan.
- B. Land subject to hazards of life, health and safety shall not be subdivided until such hazards have been removed.

Section 402 STREET REQUIREMENTS

- A. Proposed streets shall be properly related to Township, County and State roads and highways plans which have been prepared and officially adopted.
- B. Streets shall be logically related to the topography so as to produce usable lots and reasonable grades.
- C. Minor streets shall be so laid out as to discourage through traffic, but provisions for street connections into and from adjacent areas will be generally required.
- D. Half streets shall be prohibited except to complete an existing half street.
- E. Dead end streets (cul-de-sacs) shall be permitted when it is clear that through traffic at such a street end is not essential to the street system in that district, and under the said conditions, a dead end must have adequate turning space for vehicles, which shall include a minimum right-of-way radius of 60 feet.
- F. Any street or way already established shall be continued at not less than its existing width, unless otherwise approved.
- G. Any street or way that is planned, though not already established shall be continued at not less than its width as planned.
- H. Maximum allowable grades:
  - Arterial ----- Five percent
  - Collector ----- Six percent
  - Minor ----- Ten percent

(Grades in excess of the allowable percentage may be approved by the Planning Commission where it is clear that no traffic hazard is or will be created thereby.)
- I. Minimum grades on all streets shall not be less than one percent.

J. Vertical curves shall be installed on all street grade changes exceeding one percent.

K. Alignment:

1. Minimum centerline radius for horizontal curves:

Arterial ----- 1,000 feet  
Collector ----- 300 feet  
Minor ----- 200 feet

2. Horizontal curves shall be laid on all deflecting angles along the centerline of streets.

3. Degree of curvature shall be set to assure proper sight distance.

L. Widths:

Minimum street right-of-way widths and cartway widths shall be as follows:

TYPE OF STREET	TYPE OF DEVELOPMENT	CARTWAY		RIGHT-OF-WAY
		Without Curbs	With Curbs	
Minor	Single-Family Lots	22 feet	26 feet	60 feet
Collector	Single-Family and Commercial	24 feet	36 feet	60 feet
Arterial	All Types	As prescribed by the Pennsylvania Department of Transportation		

In cases where a new subdivision is planned to join the street system on an existing subdivision, the above minimum requirements shall apply except where the existing streets and rights-of-way are larger than required. In this event, the Planning Commission may require that the new streets and rights-of-way be as large as those in the existing subdivision. Private covenants may apply if their provisions are in excess of this Ordinance.

M. Street Intersections:

1. All curbs at intersections shall be rounded by a minimum radius of:

Collector and Arterial Streets - 25 feet  
Minor Streets ----- 20 feet

Twenty-foot radii may be used where minor streets intersect collector and/or arterial streets.

2. When fences, hedges or other plantings, structures, or walls on any lot corner would create a traffic hazard by limiting vision clearance across a corner lot from a height of three feet above the finished paved area, at the centerline of the right-of-way, the Subdivider shall remove such structure and/or vegetation in conjunction with grading the right-of-way to provide a sight line of 120 feet along the centerline of a major street

from the centerline intersections and 100 feet at minor street intersections. When an arterial, collector and minor street intersect, each shall retain its respective footage requirements along the centerline to form the sight triangle.

3. Where the grade of any street at the approach to an intersection exceeds five percent, a leveling area shall be provided, if possible, with a transitional grade not to exceed two percent for a distance of 50 feet from the nearest right-of-way line of the intersection.
4. Intersection of more than two streets shall be avoided.
5. Minimum street intersection angles shall be 60 degrees.

N. Street Offsets:

Street offsets shall be 150 feet or more, measured between centerlines along the centerline of the intersected street.

O. Reverse Curves:

Reverse curves shall have a minimum tangent between them of:

Arterial Streets ----- 300 feet  
Collector Streets ----- 150 feet  
Minor Streets ----- 100 feet

P. Alleys (Public):

1. Not permitted in residential districts, except for special circumstances.
2. Permitted in commercial and industrial districts subject to approval of the Planning Commission.
3. Alleys shall be paved at least 20 feet in width.
4. Maximum alley grade shall be ten percent.

- Q. Private streets shall not be approved, except as extensions to existing private streets, or as streets connected to existing private streets and which also have no other means of public access, and shall be approved only in areas which are zoned for, and used for, the erection of seasonal dwellings. If the area to be subdivided can economically and feasibly be served by a public street from another public street, the private street shall not be approved. For all subdivisions which are approved with such private streets, the street right-of-way shall be no less than forty (40) feet in width, and all provisions of this ordinance shall apply except for the street width and the improvements within the street.

Section 403 LOTS AND BUILDING LINES

- A. All lots shall be established in accordance with the minimum requirements of Table A.
- B. The frontage width of lots fronting a cul-de-sac will be determined as the width at the building line, but shall not be less than 50 feet at the right-of-way line. The side yard setback requirements will be calculated from the closest point of the structure to the side line.

- C. All lot lines shall be set perpendicular or radial to the centerline of the street whenever possible. All non-radial lines shall be denoted as such on the plat.
- D. Lots abutting local streets shall front upon the streets which parallel the long dimension of the block, if possible.
- E. All lots shall abut by their frontage on a publicly dedicated street or on a street that has received the legal status as such. Lots abutting on a private street or easement shall not be approved.

TABLE A

404 LOT SIZE AND AREA, HEIGHT REGULATIONS, AND YARD REQUIREMENTS

	<u>A-1</u>	<u>A-3</u>	<u>R-1</u>	<u>R-2</u>	<u>C-1</u>	<u>I-1</u>	<u>I-2</u>
<u>Building Height:</u>							
Maximum Height (stories)(1)	2	2	3	3	3	2	4
Maximum Height (feet)	25	30	35	35	40	30	80
<u>Lots:</u>							
Minimum Width (feet)	(3)	(3)	(3)	(3)	100	100	100
Minimum Area (sq. ft.)(2)**	(3)	5000	(3)	(3)	20000	20000	20000
Maximum Bldg. Coverage	30%	20%	10%	20%	60%	60%	80%
<u>Front Yards:</u>							
Minimum Depth (feet)	50	35***	50	25	25	25	25
<u>Side Yards:</u>							
Number Required	2	2	2	2	2	2	2
Minimum Width (feet):							
Main Bldg. - One side*	30	10	25	20	20	20	25
Main Bldg. - Opposite Side*	30	10	25	20	20	10	25
Accessory Uses*	10	10	10	10	10	10	10
Corner Lots (minimum side yard abutting adjacent street)(4)	50	35	50	25	20	25	25
<u>Rear Yards:</u>							
Minimum Depth (feet):							
Main Buildings	20	25	50	30	10	30	30
Accessory Uses	10	10	10	10	10	10	10

\*Except corner lots.

\*\*All commercial and industrial uses not served by public sewer and water (or package plants) ½ acre minimum.

\*\*\*30 feet if fronting on a private street.

## FOOTNOTES

### TABLE A

#### 404 LOT SIZE AND AREA, HEIGHT REGULATIONS, AND YARD REQUIREMENTS

- (1) Basements shall be considered as  $\frac{1}{2}$  story, cellars and attics are not included.
- (2) The minimum lot area shall be increased by twenty-five hundred (2,500) square feet for each family unit more than one (R-2 only).
- (3) Lot areas and widths, in residential districts, shall be as follows:

		<u>A-1, R-1 &amp; R-2</u>	<u>A-3</u>
Without public water and public sewer	Minimum area:	1.0 acre	5,000 sq. ft.
	Minimum width:	150 feet	50 feet
Lots with one public utility; either water or sewer	Minimum area:	20,000 sq. ft.	5,000 sq. ft.
	Minimum width:	100 feet	50 feet
Lots with both public water and sewer	Minimum area:	15,000 sq. ft.	5,000 sq. ft.
	Minimum width:	100 feet	50 feet

- (4) Minimum shall be greater where required by sight-triangle regulations.

NOTE: References to A-1, A-3, R-1, R-2, C-1, I-1 and I-2 refer to the Municipal Zoning Ordinance District Classifications in effect at the time of enforcement of this ordinance.

#### Section 405 BLOCKS AND CUL-DE-SACS

- A. Block lengths shall not exceed 1,200 feet nor be less than 500 feet.
- B. Blocks shall be at least two lots in depth except for reverse frontage lots.
- C. The depth-to-width ratio of usable lot length shall be at a maximum of two and one-half to one, except where unusual conditions exist.
- D. Cul-de-sacs are permitted where the length does not exceed 600 feet and where a turnaround with right-of-way diameter of 120 feet is provided. Extension of a cul-de-sac will be permitted to connect to a street system of a new or extended subdivision provided that the maximum street lengths for blocks and cul-de-sacs are met. Cul-de-sacs may be 800 feet long if they are approved and provide for a future extension and will not then exceed the maximum allowed block length. Cul-de-sacs shall be avoided unless it is clear that a through street is not essential to the street system of the plan or the adjacent area.

#### Section 406 EASEMENTS

Where desirable or necessary, adequate easements or dedications for public service utilities shall be provided for sewer, water, electric power and gaslines and similar services; and no structure or obstruction of any kind shall be placed or allowed to be placed where it will interfere in any way with such easements.

- A. Utility easements shall have a minimum width of 15 feet and be placed at the side or rear of lots whenever possible. When the Engineer determines that conditions are suitable for essential services, an easement reservation will be required.
- B. Aerial easements, if required, shall be a minimum of 15 feet.

#### Section 407 SIDEWALKS

Sidewalks shall be installed by the Subdivider along public streets or where deemed necessary for public safety, as determined by the Planning Commission and approved by the Board of Supervisors. Walks shall not be required for residential subdivisions having all lot frontages of 250 feet or more, but the right-of-way shall be uniformly graded to within 6" of the required grade for such walk installation.

#### Section 408 RESERVED AREAS

Reserve strips surrounding the property or areas reserved for any purpose which shall make any area unprofitable for regular or special assessments or which may revert to untended nuisance areas will not be recommended for approval by the Planning Commission.

#### Section 409 STREET NAMES

The Subdivider may choose his street names subject to the recommendations of the Planning Commission and approval of the Board of Supervisors. No street, other

than an extension, may be given the name of an existing street in the Springfield area. Street names that are similar to those of existing streets, or confusing, shall also be avoided.

#### Section 410 ACCESS

In subdividing land it shall be done in a manner that will not have the effect of debarring adjacent property owners from access to the streets and ways of the allotment. The Planning Commission may require dedicated, improved, or undedicated parcels to be provided for future access to adjacent land.

#### Section 411 RECREATION AREAS

- A. The Planning Commission may require that areas for parks and playgrounds (of a size not to exceed ten percent of the land area to be subdivided) be dedicated to the Township for recreation purposes. The Township, however, shall retain the right to accept or decline such dedication.
- B. The proposal to dedicate recreation areas in any proposed subdivision shall be compared with similar existing dedications in adjoining tracts or subdivisions in order to provide usable recreation areas without imposing hardships on the part of any Subdivider.
- C. In lieu of the ten percent recreation land dedication, upon mutual agreement of the Subdivider, the Planning Commission and the Township, an acre or lot fee comparable to the ten percent recreation land dedication may be substituted on the following basis:
  - 1. A fixed per lot fee payable to the Township and retained in a fund established for the future acquisition of recreation lands.
  - 2. A fixed per acre fee payable to the Township and retained in a fund established for the future acquisition of recreation lands.
  - 3. The payment of the fixed lot or acreage fee shall be in accordance with a contract stipulating times and amounts, all as may be mutually agreed upon.
- D. Where the Township does not accept the recommended dedication of land by the Subdivider, or does not reach a mutual agreement on a fixed lot or acreage fee, the Subdivider shall be relieved of the obligation of providing recreation areas.



ARTICLE V  
IMPROVEMENT AND CONSTRUCTION REQUIREMENTS

Section 500 INTRODUCTION

The construction of subdivision improvements is the responsibility of the Subdivider in so much as it is his property which is being developed. Adequate streets, utilities and other improvements are essential elements in the creation and preservation of stable residential, commercial and industrial areas, and must be completed by the Subdivider.

All of the following improvements, as recommended by the Planning Commission and approved by the Board of Supervisors pursuant to the authority granted in the Pennsylvania Municipalities Planning Code, Act 247, as amended, considering the needs of the area in which the proposed subdivision is located, shall be completed in accordance with the requirements established by this Ordinance prior to final approval of the Plan, except as otherwise provided herein.

Final Plan approval, except more minor subdivisions, shall not be given prior to the completion and acceptance of all subdivision improvements, except where performance guarantees are furnished as hereinafter provided.

Section 501 MONUMENTS

Monuments shall be placed at all block corners, or street intersections, angle points, points of curves in streets and intermediate points as determined by the Township. Size, length, material and design of monuments shall be in accordance with the standards established by the municipality.

Section 502 UTILITY AND STREET IMPROVEMENTS

Utility and street improvements shall be provided in each new subdivision in accordance with the standards and requirements described in the following schedules.

Section 503 WATER SUPPLY

- A. The Subdivider shall construct a system of water mains and connect with such public water supply system where a public water supply is available at the plat boundary or within a reasonable distance thereto (1,000 feet of subdivision). Water lines shall be so located and of such size as approved by the Engineer.
- B. If a public water supply system is not available under the conditions stated above, the Subdivider may either provide individual wells or a public water system for a subdivision of less than 50 lots, but must provide a public water system for a subdivision of 50 lots or more, such public water system shall be approved by the State Department of Environmental Resources.
- C. Where individual wells provide a water supply in a subdivision of more than ten lots, at least one test well shall be drilled in the proposed area in accordance with the requirements of the Pennsylvania Department of Environmental Resources.

1. Test wells shall ordinarily be drilled to a sufficient depth which will produce safe potable water in sufficient quantity for the use intended and shall be approved by the Pennsylvania Department of Environmental Resources.
- D. All public water systems shall be laid wherever possible in the planting strip on the north and east sides of the street and constructed in accordance with the standards of the authority, utility company, State Department of Environmental Resources, and any municipal department operating such water mains.
- E. All phases of construction, including lines, excavation, trench, type of pipe, backfill, hydrants, tees and valves shall be in accordance with approved construction drawings, State Department of Environmental Resources Standards and shall be inspected by the Municipality, its Engineer, or its authorized representative, or the authority or agency representative of the utility company, if any, during the entire construction period.
- F. Street mains shall be no less than 6 inch diameter.

#### Section 504 SANITARY SEWERS

- A. The Subdivider shall construct a sanitary sewer system and provide lateral connections for each lot where a public sanitary sewer main is available at the plat boundary or within a reasonable distance thereto (1,000 feet of subdivision).
- B. If a public sewer main is not available under the conditions stated above and the subdivision contains 25 lots or more, provisions shall be made by the developer to provide adequate sewage collection and treatment facilities, including a treatment plant or community disposal system, house lines, laterals, trunk lines, manholes and other appurtenances as deemed necessary by the Municipality.
- C. If in the opinion of the County Health Department, Pennsylvania Department of Environmental Resources, the Engineer and/or the Planning Commission, factors exist which would create a public health and sanitation problem if a certain area is subdivided, the Township Supervisors will not approve the subdivision plan of such area until such factors are corrected by an adequate sanitary sewer system.
- D. All sanitary sewers shall be constructed and installed according to the standards of the authority or municipal department operating such sewers, if any. Storm water shall not be permitted to enter sanitary sewers.
- E. All phases of construction, including excavation, trench, pipe, grade, backfill and manholes shall be in accordance with approved construction drawings, State Department of Environmental Resources and shall be inspected by the Engineer, his authorized representatives, authority representative, or other municipal officer as may be designated during the entire construction period.
- F. In areas where a municipal sewer is planned to be available but not yet built, a sewer system shall be provided to the edge of the subdivision closest to the municipal trunk location and capped. Such system shall include all mains,

laterals, and other appurtenances herein required. Until such time as a municipal sewer becomes available, a project system must be installed. In the case of a project system, a trunk line shall be provided to connect into the municipal system.

#### Section 505 STORM SEWERS

- A. A drainage system adequate to serve the needs of the proposed new streets or the entire subdivision will be required in new subdivisions. When a public storm sewer main or natural waterway is available at the plat boundary or within 1,000 feet, the Subdivider shall construct a storm sewer system and connect with such storm sewer main.
- B. Bridges or culverts shall be designed to support and carry loads according to the judgment of the Engineer, but not less than AASHTO Loading HS-15, and shall be constructed the full width of the cartway plus additional length as deemed necessary by the Engineer to provide a proper installation.
- C. Where open watercourses are planned, adequate safety, erosion control, drainage, protection of capacity and appearance measures shall be taken by the Subdivider to insure proper, safe, healthful disposal of storm water. All open watercourses must be approved by the Planning Commission.
- D. Minimum grade of drainage courses shall be designed to create a minimum cleaning effect (velocity of three feet per second). Lesser grades may be permitted by the Engineer where greater grade cannot be achieved.
- E. Location of storm sewers shall be in accordance with existing systems or in accordance with standards established by the Engineer.
- F. Storm sewers shall have a minimum diameter of 15 inches and a minimum grade of one-half of one percent. Lesser grades may be permitted when substantiated with calculations which prove that cleaning velocities will be maintained.
- G. Manholes shall normally be spaced at 300 feet maximum spacing where pipe sizes of 24 inches or less are used, and not over 400 feet where larger sizes are installed. Inlets may, if approved by the Engineer, be substituted for manholes.
- H. All phases of construction of open ditches, gutters, or storm sewers including width, depth, shapes, erosion control, minimum grade, size and area shall be in accordance with the requirements of these regulations and all storm drainage facilities shall be inspected and certified by the Engineer prior to being covered.

#### Section 506 STREETS, SUBGRADE, SUBDRAINS, PAVEMENT AND CURBS

Street construction including new streets or reconstruction of existing streets shall be governed by the following specifications:

##### A. Grading

- 1. All streets shall be graded to the full width of the right-of-way and the adjacent side slopes graded to blend with the natural lay of the

land, or in accordance with the cross section presented, to the satisfaction of the Engineer. Where fill material is necessary to establish uniform grades, compacting shall be required in accordance with Pennsylvania Department of Transportation Form 408 Specifications for embankment. A slope of two horizontal feet to one vertical foot beyond the right-of-way line in cut or fill, shall ordinarily be required.

2. Street cross sections for minor and collector streets shall be in accordance with accepted standards and shall be approved by the Engineer. In general, they shall conform to the Standard Drawings, included herein. Arterial street cross sections shall be as approved by the Engineer, and shall be approved by the State where required.
3. Grade stakes shall be placed on the side of the street at maximum intervals of 50 feet and so located as to remain in place until the completion and approval of the bituminous base course. Grade stakes removed prior to the completion of the bituminous base course shall be replaced before further work is done on the street.

#### B. The Subgrade

1. That area that is prepared to receive the placement of the base course, or subbase, is defined as subgrade.
2. For the purposes of this ordinance, the subgrade and subgrade material are classified as good, fair and poor.
  - a. Good - This class includes granular materials such as sand, sandy gravel with less than ten percent passing a No. 200 mesh sieve. This material can be compacted to produce a firm layer and have a minimum C.B.R. value of 12.
  - b. Fair - This class includes soils which have a satisfactory performance record from the standpoint of freezing and thawing. These are primarily sandy, gravelly or nonplastic clay loam soils with a C.B.R. value ranging from 5 to 12.
  - c. Poor - This class includes all soils which have a poor performance record from the standpoint of freezing and thawing. These are primarily soft plastic clay or silty materials where the clay or silt content is more than 50 percent with a C.B.R. value ranging from 2.5 to 5.
3. The subgrade shall be shaped to rough lines and elevations equal to the width of the pavement plus two feet. Adequate drainage facilities shall be installed to provide for the disposition of underground seepage and the percolation of surface water. The subgrade shall be thoroughly compacted by power rollers with a minimum weight of ten tons to insure satisfactory compaction and stabilization. It shall be compacted at optimum moisture content. The finish surface shall be uniformly shaped to facilitate drainage, and any irregularities from planned grade shall be corrected prior to placing the subbase. Where material encountered in the normal excavation has a C.B.R. value of 2.5 or less and will not develop the required stability and provide for adequate drainage, the area shall be undercut and granular material added to a depth of at least 12 inches. It shall then be brought to a firm and thoroughly compacted surface as hereinbefore specified.

Before placing subbase, subdrains shall be installed where required. If unstable areas are noted, the material shall be removed and replaced with suitable material and thoroughly compacted.

Such unsuitable areas shall be excavated and undercut to the required depth for accommodating the placing of sufficient granular subgrade material.

The prepared subgrade shall be protected by the contractor to prevent undue rutting from trucks or other equipment and if such damage does occur, the subgrade shall be reshaped and compacted prior to placing the subbase material.

4. The sidewalk area shall be graded out to proper grade and section, with unsuitable materials removed. No topsoil shall be left under sidewalk areas.

#### C. Subdrains Under Pavement

1. Subdrains shall be laid along one side of the entire length of all streets in all cases where there is ground water percolation, or soils are not granular. Side or diagonal subdrains shall be installed where conditions require additional subdrainage. Side drains may require pipe in addition to stone backfill. The required interval for side drains shall be related to ground water conditions. The developer shall be fully responsible for the proper subdrainage of all street improvements. The Engineer may direct that additional subdrainage be added where conditions warrant.
2. In general, subdrain shall be constructed as follows:
  - a. The trench for subdrain will be a minimum of 12 inches wide and be dug to a minimum depth of 30 inches below the bottom of the subbase, and shall be sloped to drain.
  - b. A layer of 2-B stone to a depth of three inches will be placed in the bottom of the trench and a 3", 4", or 6" perforated pipe laid in the center of the trench.
  - c. The trench to the top of the subgrade shall then be filled with 2-B stone.
  - d. Subdrains shall generally be drained to storm sewer catch basins or manholes.

#### D. The Pavement Structure

1. In general, all pavement, base, and subbase (where required) shall conform to the following requirements. It is the intent of these specifications to designate acceptable quality and any substitutions of materials or methods must be requested in writing to the Engineer who shall make recommendations to the municipality. No change or deviation from the specifications shall be permitted without written approval from the municipality.

2. The Subbase:

- a. No subbase or other work above subgrade shall be commenced until all sewers, water, drainage and other buried appurtenances are installed and properly backfilled, and the subgrade is inspected and approved.
- b. The subbase (if required) shall be of approved materials as herein-after designated for bank run gravel base, and shall be installed and compacted in uniform layers in accordance with Pennsylvania Department of Transportation Specifications, Form 408, current edition, under the Section entitled "Subbase".
- c. The subbase shall be to plan grade, inspected and approved prior to installation of the base course.

3. The Base Course:

- a. The base course, except for bank-run gravel, shall conform to, and be installed and compacted in accordance with, Pennsylvania Department of Transportation Specifications, Form 408, current edition, for one of the following types:

"Bituminous Concrete Base Course"  
"Crushed Aggregate Base Course"

- b. Bank run gravel, when used for base course, shall be local gravels meeting the following sieve analysis, with no shale or consolidated clay:

<u>Sieve Size</u>	<u>Percent Passing</u>	
	<u>Min.</u>	<u>Max.</u>
1½"	100	
#4	40	90
#40	10	50
#200	5	15

Bank run materials shall be installed in compacted layers not exceeding 6 inches in depth, and shall be compacted with a 3-wheel roller to 95% of maximum density with the addition of water if necessary. Final rolling shall be with a steel wheeled roller of 10 ton minimum steel weight. Compaction and finishing operations shall be in general conformance with Pennsylvania Department of Transportation Specifications, Form 408, 1973 Edition, Section 321.3(c) and (d), where applicable.

- c. The base course shall be inspected and approved prior to paving.

4. The Paving:

The paving shall be furnished and installed in accordance with Pennsylvania Department of Transportation Specifications, Form 408, latest edition (including supplements) for one of the following types of paving, (including prime coats and tack coats) as specified in Table B for the various pavement construction types:

FJ-1A Bituminous Surface Course  
 ID-2A Bituminous Wearing Course  
 ID-2 Bituminous Binder Course  
 FB-1 Bituminous Wearing Course  
 CP-2 Binder Course  
 Bituminous Surface Treatment

Tack and Prime coats will be required in conformance with Form 408 specifications and as directed by the Engineer.

TABLE B

Minor Streets

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Surface Course:						
FJ-1-A	1"	1"	1"	-	-	-
FB-1	-	-	-	1"	1"	1"
Binder Course:						
ID-2	2"	3"	2"	-	-	-
FB-1	-	-	-	3"	4"	3"
Base Course:						
Bit. Concrete	3"	-	-	3"	-	-
Crushed Aggregate	-	-	8"	-	-	8"
Bank Run Gravel	-	14"	-	-	14"	-
Subbase:	4"	-	6"	4"	-	6"

Collector Streets

	<u>A</u>	<u>B</u>	<u>C</u>
Surface Course			
ID-2	1"	1"	1"
Binder Course			
ID-2	2"	2"	3"
Base Course			
Bit. Concrete	5"	3"	-
Crushed Aggregate	-	-	10"
Subbase	6"	12"	6"

Arterial Streets

As shall be approved by the Municipality, with State approval where required.

## Section 507 SIDEWALKS

### A. General

1. Sidewalks, if required, will be normally required on both sides of the street except that authorization may be given for sidewalks on one side only where the character of use does not require pedestrian access on both sides of the street.
2. The minimum width for sidewalks shall be four feet, but the Municipality may require a greater width in the vicinity of shopping centers, schools and recreation facilities, or where similar intensive urban uses exist.
3. Sidewalks, where provided, shall be within the rights-of-way and 4 inches from the edge thereof. Sidewalks should line up with adequate walks in adjoining subdivisions.

### B. Materials

All walks shall consist of four and one-half to six percent air entrained portland cement concrete made up with a five and one-half bag mix with a maximum of five gallons water per sack of cement. Minimum compression strength shall be 1,800 pounds after seven days and 3,000 pounds after 28 days.

The cement shall conform to the current specifications for Portland Cement A.S.T.M. designation C-175 for types 1A or 111A. Types 1 or 111 of same specifications with air entraining mixtures which comply with A.S.T.M. designation C-260 may be used with approval.

Both fine and course aggregates used shall conform to A.S.T.M. Specifications C-33. All aggregates as approved by the Pennsylvania Department of Transportation for their intended use will be accepted. A report from a reputable testing laboratory, made at the contractor's cost, will be required for other aggregates.

Subbase and fill material may be gravel or crushed stone.

Expansion joints shall be made of  $\frac{1}{2}$ " nonextruding type of joint material conforming to A.S.T.M. Specification D-544 and a minimum of four inches in depth, and extending to the full width and depth of the concrete.

Forms shall be of straight material, so placed as to conform to the proper grade and shall be of suitable lumber or of steel suitable for form use. The Engineer may, upon inspection at any time, condemn the use of either wood or steel forms, if in his opinion they are unfit for use as sidewalk forms.

Subbase material shall be crushed local stone or an approved equal.

### C. Preparation

Excavation shall be to the depth necessary to install subbase and as necessary to clear the area of vegetation or other objectionable material. A minimum of four inches of subbase material shall be placed and compacted under all concrete.



All grading adjacent to walks shall be ample to provide room for setting forms and to properly support forms and new concrete.

All castings, water and gas stops, etc., shall be adjusted by the contractor to set even with the surface of the finished walk.

Forms shall be set so as to allow for a square vertical edge and a thickness of a full four inches in walking areas and a minimum six-inch walk in driveway areas and also to allow for a slope of the walk towards the curb which shall under normal conditions be  $\frac{1}{4}$  of an inch per foot.

The contractor shall adjust the grade at street corners so as to conform as nearly as possible to the curb grades on each street.

Expansion joints shall be placed at all points where the proposed walk meets existing walks, curbs, driveways, catch basins, utility castings, etc., as well as at any point where the walk changes in direction 30 degrees or more. In no case shall the distance between expansion joints be greater than 30 lineal feet.

#### D. Depositing Concrete

After mixing, the concrete shall be handled rapidly and the successive batches deposited in a continuous operation, until individual sections are completed. Under no circumstances shall concrete that has partly hardened be used. The forms shall be filled and the concrete brought to the established grade.

Concrete shall not be deposited when it appears likely that the air temperature may fall below 40 degrees F. during the pouring or within the following 24 hours unless preparations are made and precautions taken to prevent any damage to the concrete resulting from the low temperatures. When placing concrete in cold weather, the contractor shall plan and prosecute his work in a manner which will assure satisfactory results. Concrete shall not be deposited on a frozen foundation. Any concrete damaged by freezing shall be removed and replaced by the contractor at his own expense.

Concrete, when deposited in the forms, shall have a temperature of not less than 55 degrees F. nor more than 100 degrees F. The concrete shall be maintained at not less than the minimum temperature of 55 degrees for at least 72 hours after placing, or longer if necessary, until the concrete has thoroughly hardened.

The walk shall be trowel cut or sawed into square slabs not exceeding 50 square feet in area by cutting the slab or by use of forms. Cuts shall be continuous and shall be cut to a depth of at least one-third of the slab thickness. The outer edge of trowel cuts shall be rounded with a finishing tool having one-half inch radius. Lines for all cuts must be marked on forms before cuts are made. Where division plates are used, the surface edges of each slab shall be rounded to a one-half inch radius before removal of division plates.

After the concrete has been brought to the established grade by means of a strike-board, it shall be worked to give a medium rough surface. The surface shall be floated with a wooden float only, producing an even gritty finish.

The surface edges of all slabs shall be rounded to a radius of one-half inch.

Concrete walks shall be protected from rain and protected during hot weather. A chemical curing agent, as approved, shall be used. A barricade shall be placed around new walks for protection.

Barricades shall be provided and lighted for walks poured in areas that are public thoroughfares.

#### E. Testing

The contractor may be required, at his expense, to provide test cylinders, not to exceed one per each two daily pours.

A discrepancy of ten percent of the requirements shall be cause for complete replacement.

### Section 508 OTHER UTILITIES

Gas, electric and telephone utilities shall be located in subdivisions in accordance with utility company practice and in accordance with agreements with, as approved by, the municipality.

### Section 509 STREET SIGNS

Street name signs shall be installed by the developer at each street intersection in accordance with standards established by the municipality.

### Section 510 STREET LIGHTING

Street lighting shall be provided at each new street intersection and at distances not exceeding 500 feet along all new streets (300 feet maximum spacing on street curves less than 500 feet in radius). Such lighting shall be provided for on a prepaid leased basis for a period of ten (10) years from the date of final subdivision approval. Lighting fixture type and size, and the terms of the lease shall be in accordance with existing leases for street lighting between the Township and electric utility company. All lighting shall be installed by the electric utility company, and prepaid lease shall be at the expense of the developer.

### Section 511 EXISTING NATURAL CONDITIONS (TREES AND STREAMS)

In wooded areas or where other natural conditions exist in such a manner that their presence adds to the desirability of a subdivision, the Planning Commission may recommend to the Board of Supervisors that the Subdivider preserve as much of the original trees and natural conditions as is economically feasible and require that a minimum of grading be done other than the grading and excavating which is required in the construction of the improvements in accordance with the improvement standards included herein.

#### Section 512 PERFORMANCE GUARANTEES

- A. The Board of Supervisors shall insure, through receipt of certificates of compliance from the appropriate official, that required improvements have been installed according to specifications on the Final Plan, or alternately that adequate surety for such improvements has been posted.
- B. A fixed fee covering the cost of inspection during the construction of the improvements of said subdivision shall be submitted to the Township for inspection by their Engineer, his representative, or any municipal authority having jurisdiction over local streets or publicly-owned utilities. The Engineer, his representative, and any public official responsible for publicly-owned utilities shall issue certificates of approval to the municipality upon completion of the improvements in accordance with the standards and specifications herein contained.
- C. If the final plan is to be approved prior to acceptance of the improvements, the process may be modified so that the Subdivider may file with the municipality a performance bond or other surety acceptable to, and in an amount fixed by, the municipality, in a form satisfactory to the Township Solicitor for the installation or completion of improvements not yet constructed. In fixing the amount of said bond or other assurance, the Board of Supervisors shall give due consideration to the cost of the required improvements as estimated by the Engineer or other authority having jurisdiction over the local roads, publicly-owned utilities and drainage facilities involved.
- D. In lieu of such performance bond a deposit may be made either with the Township Treasurer or responsible escrow agent or trust company, of money or negotiable bonds in an amount equal to the estimated construction cost of such improvements. If a cash deposit is made, an agreement may be executed to provide that progress payments may be made to the contractor of the Subdivider out of the deposit as the work progresses and is approved by the responsible Municipal official.
- E. The development of existing dedicated streets and the extension of public utilities may be provided by one of the above methods described or an alternate method may be used whereby the adjoining property owners petition the Municipality and upon proper action the improvements are provided and the costs assessed to the abutting property owners in accordance with the procedure outlined in the Pennsylvania Municipalities Planning Code, Act 247, as amended.
- F. The Subdivider shall file with the Board of Supervisors a bond or other surety acceptable to the Municipality guaranteeing the maintenance and repair of all improvements against any and all defects for one year after completion of the improvements.

#### Section 513 MOBILE HOME PARKS

Mobile Home Park Plans shall be prepared in accordance with this Ordinance and shall meet the following requirements:

- A. No mobile home park may be less than five (5) acres in size.

B. Minimum yard and area requirements shall be required for individual spaces as follows:

1. Lot area - 10,000 square feet
2. Lot width - 75 feet
3. Lot depth - 75 feet
4. Front yard - 50 feet
5. Side yard - 30 feet minimum each side
6. Rear yard - 30 feet
7. Maximum height - 16 feet

C. Off-street parking space shall be provided at the rate of at least two car spaces for each mobile home plus an additional car space for each four lots to provide for guest parking, for two-car tenants and for delivery and service vehicles.

D. All streets shall be public, constructed in accordance with this ordinance and shall be maintained by the Municipality.

E. In addition to meeting the above requirements and conforming to other laws of the Township, County or State including the Pennsylvania Department of Environmental Resources Regulations for Mobile Home Parks, mobile home parks shall also conform to the requirements set forth in sections or chapters of "Mobile Home Court Development Guide", 1970, of the Federal Housing Administration, provided where provisions of such regulations conflict with those of the existing Township, County or State, the most restrictive or those imposing the higher standards shall govern.

F. Recreation facilities shall be provided as follows:

1. Location

Recreation facilities generally should be provided in a central location and should be convenient to the project community center. In larger courts, however, recreation facilities can be decentralized.

2. Recreation Area

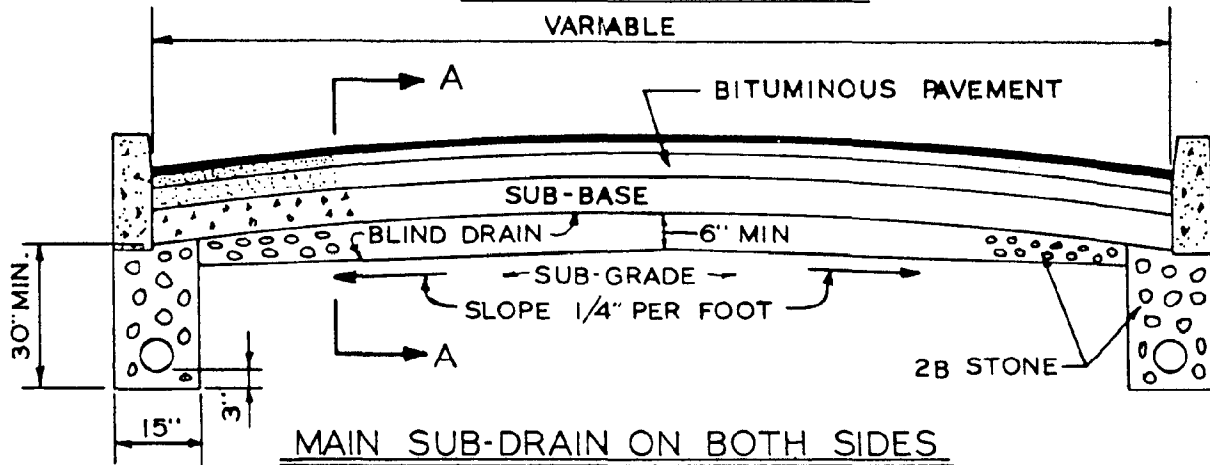
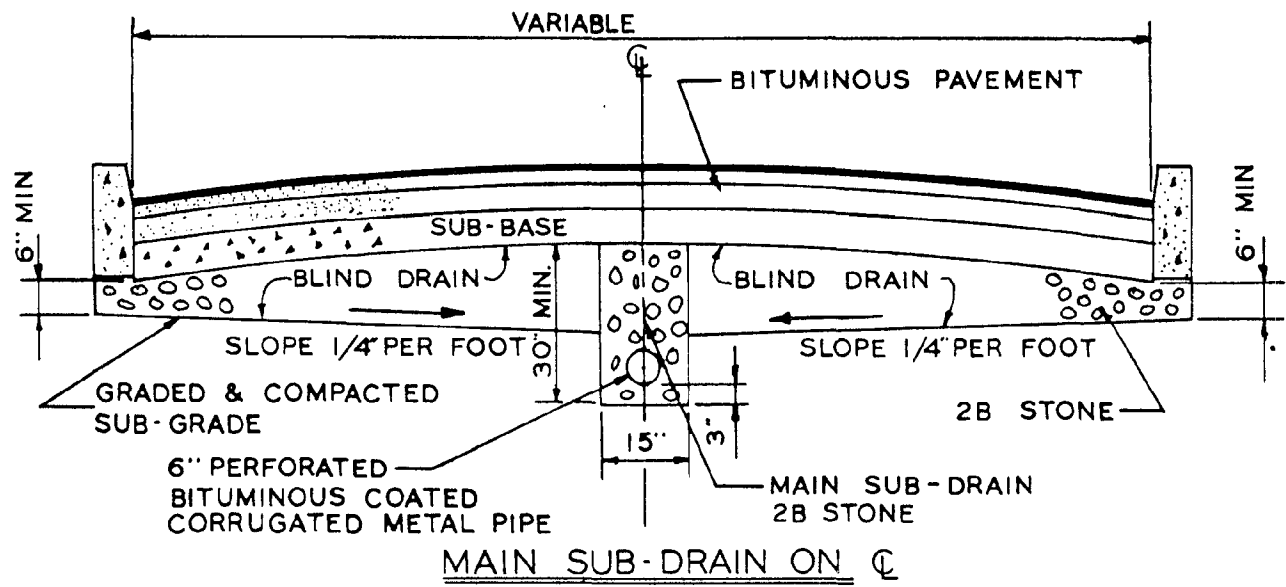
a. Size: Not less than ten (10) percent of the gross site area shall be devoted to recreational facilities.

b. Design: The area shall be designed appropriately for its intended use and location.

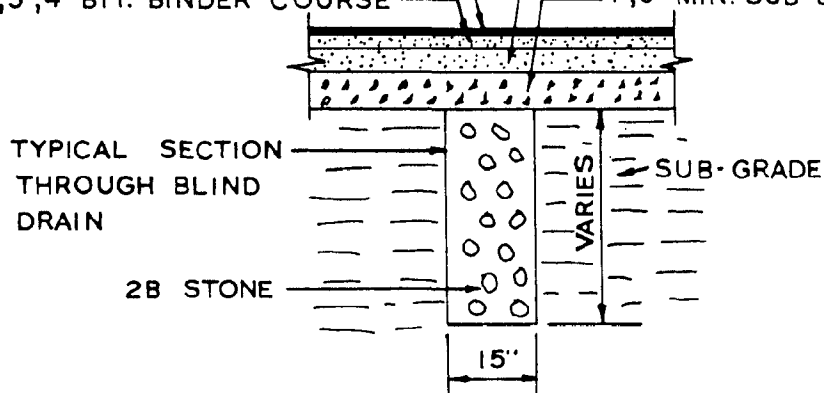
G. Buffers

A buffer strip of ten (10) feet in width of either shrubs, hedges, vegetative screening, fencing or a combination thereof shall be maintained on all side and rear park boundary lines except where fronting public rights-of-way.

H. In addition to the above minimum lot requirements for mobile homes in mobile home parks, the minimum overall density for all mobile homes, (whether in a public home park or on an individual lot) will be that of a single-family dwelling in the zoning district that the mobile home will be located in (A-1, A-3, R-1 or R-2), excluding road rights-of-way.



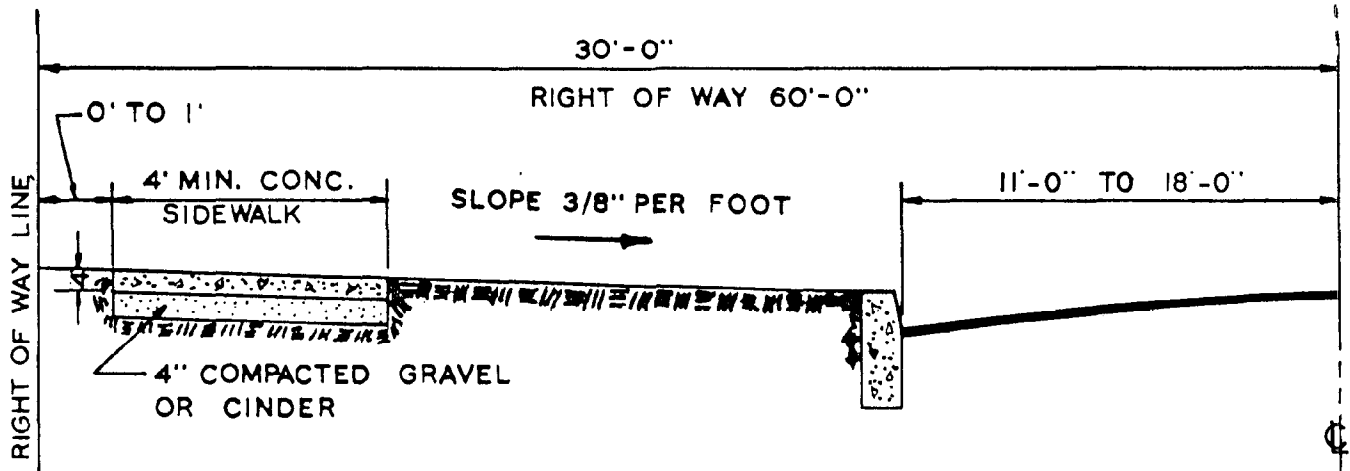
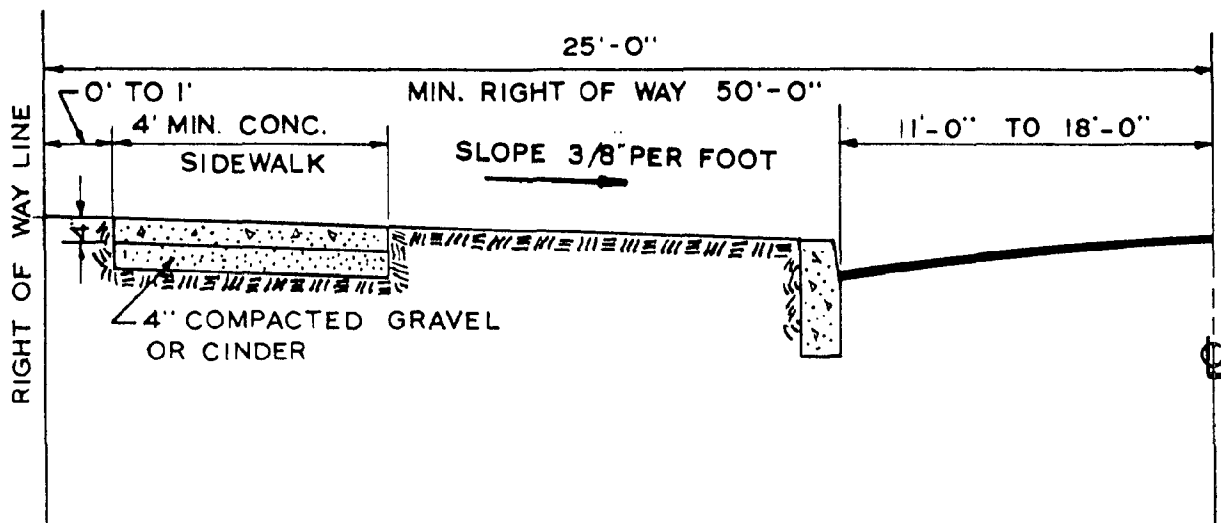
1" BIT. WEARING COURSE  
 2", 3", 4" BIT. BINDER COURSE  
 3", 8", 14" BIT. BASE COURSE  
 4", 6" MIN. SUB-BASE



SECTION A-A

SECTION 514

TOWNSHIP STANDARDS

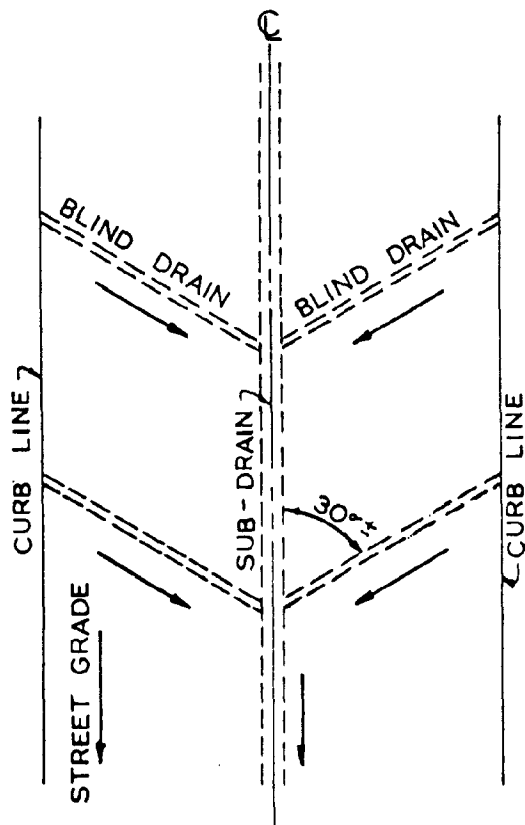


NOTE: SIDEWALK AT DRIVEWAY CROSSINGS  
SHALL BE MIN. 6" THICK

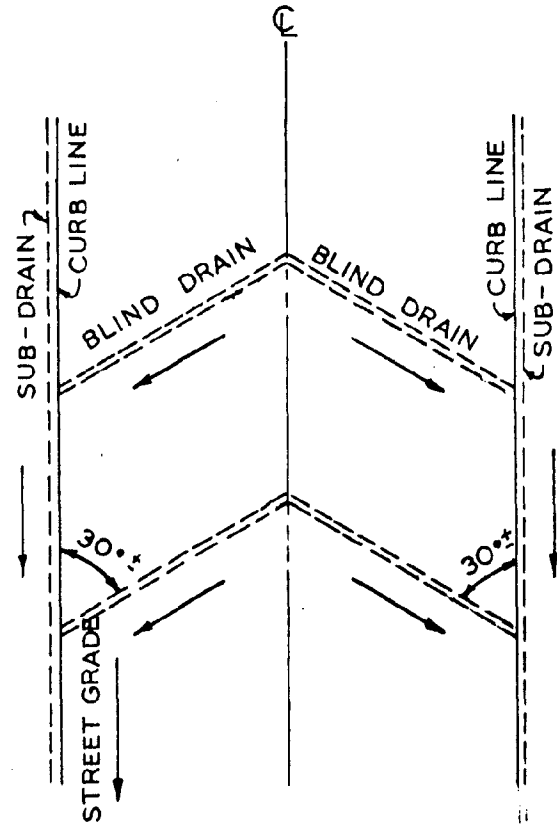
LOCATION OF PAVEMENTS & SIDEWALKS  
FOR 50FT. & 60FT. RIGHT OF WAY

SECTION 514

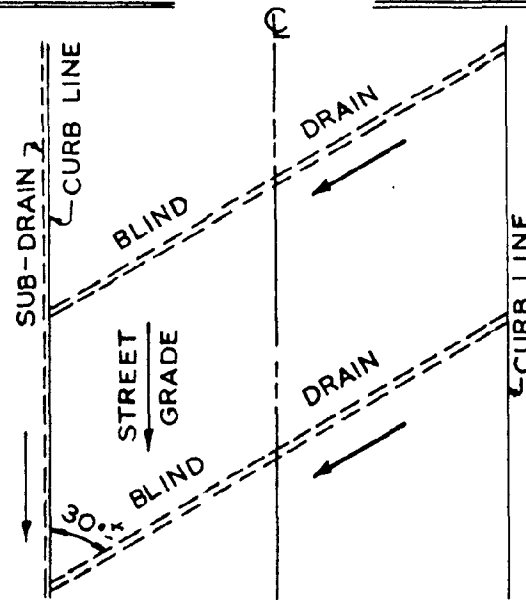
TOWNSHIP STANDARDS



CENTER LOCATION



BOTH SIDES LOCATION

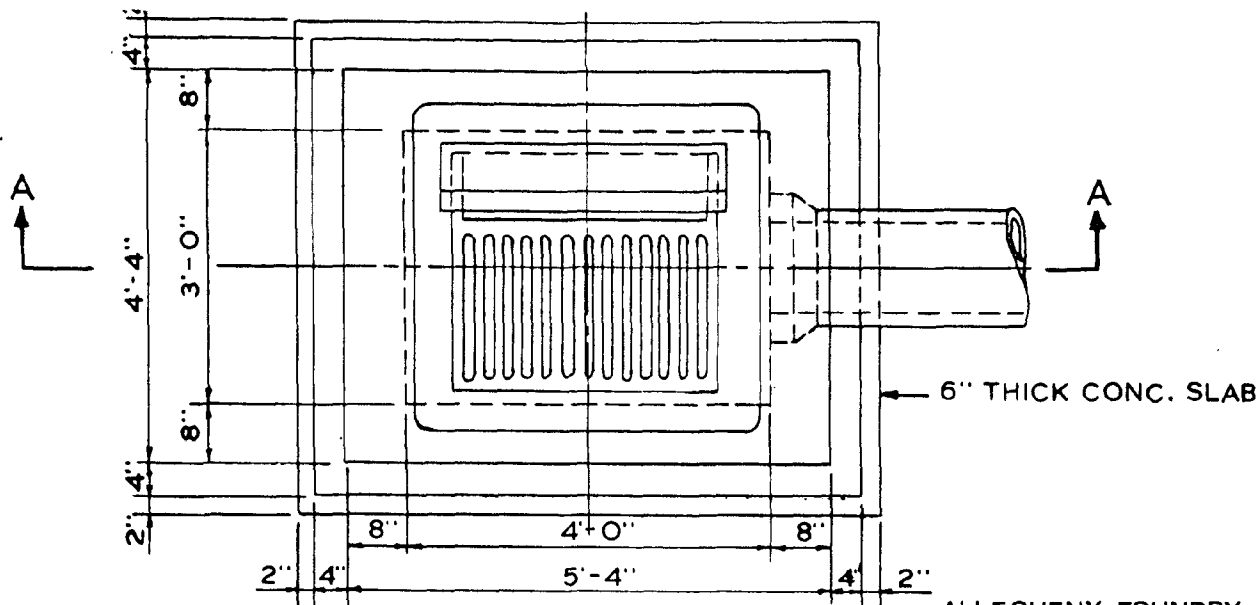


SIDE LOCATION

TYPICAL LOCATIONS FOR SUB-DRAINS & BLIND DRAINS

SECTION 514

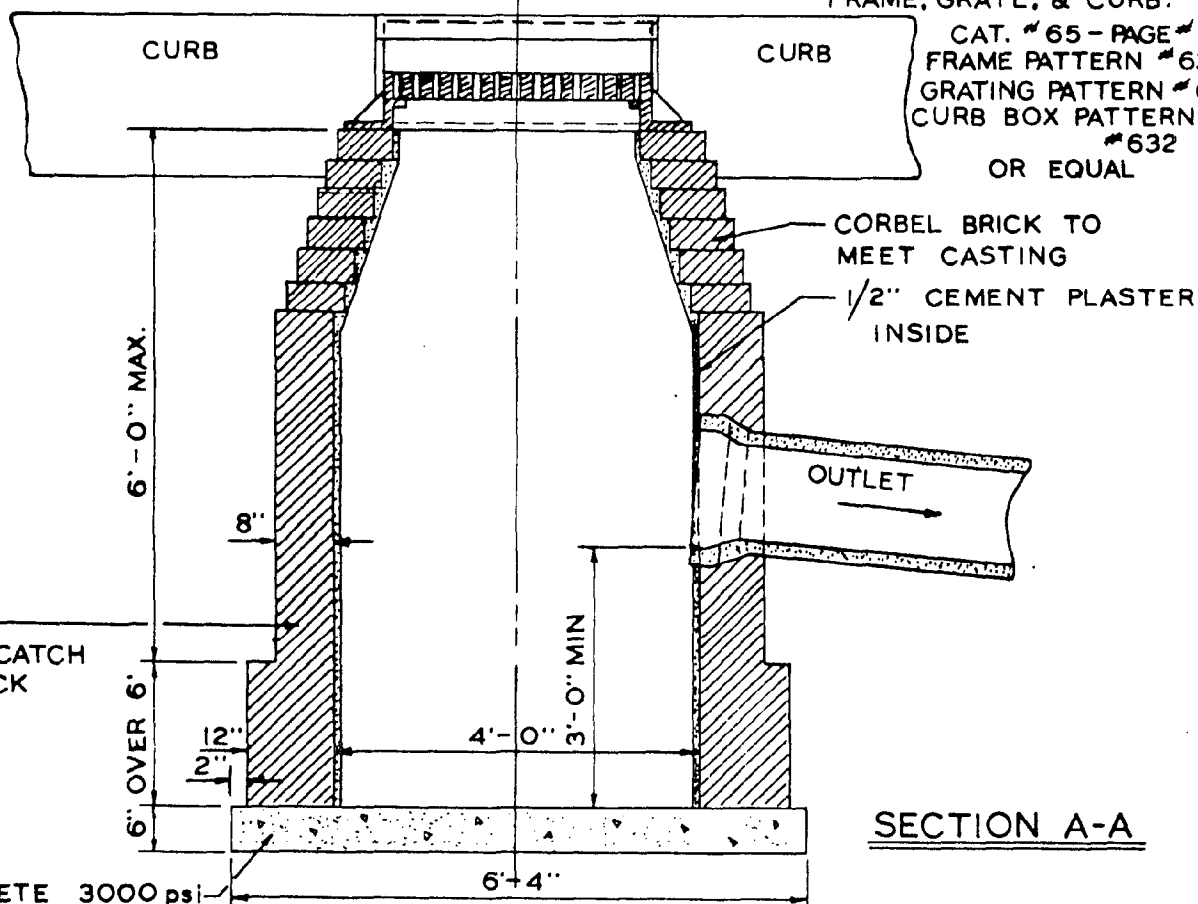
TOWNSHIP STANDARDS



PLAN

ALLEGHENY FOUNDRY CO.  
 DUPLEX CATCH BASIN -  
 FRAME, GRATE, & CURB.

CAT. # 65 - PAGE # 48  
 FRAME PATTERN # 630  
 GRATING PATTERN # 631  
 CURB BOX PATTERN # 632  
 OR EQUAL



BRICK OR  
 STANDARD CATCH  
 BASIN BLOCK

CORBEL BRICK TO  
 MEET CASTING

1/2" CEMENT PLASTER  
 INSIDE

OUTLET

SECTION A-A

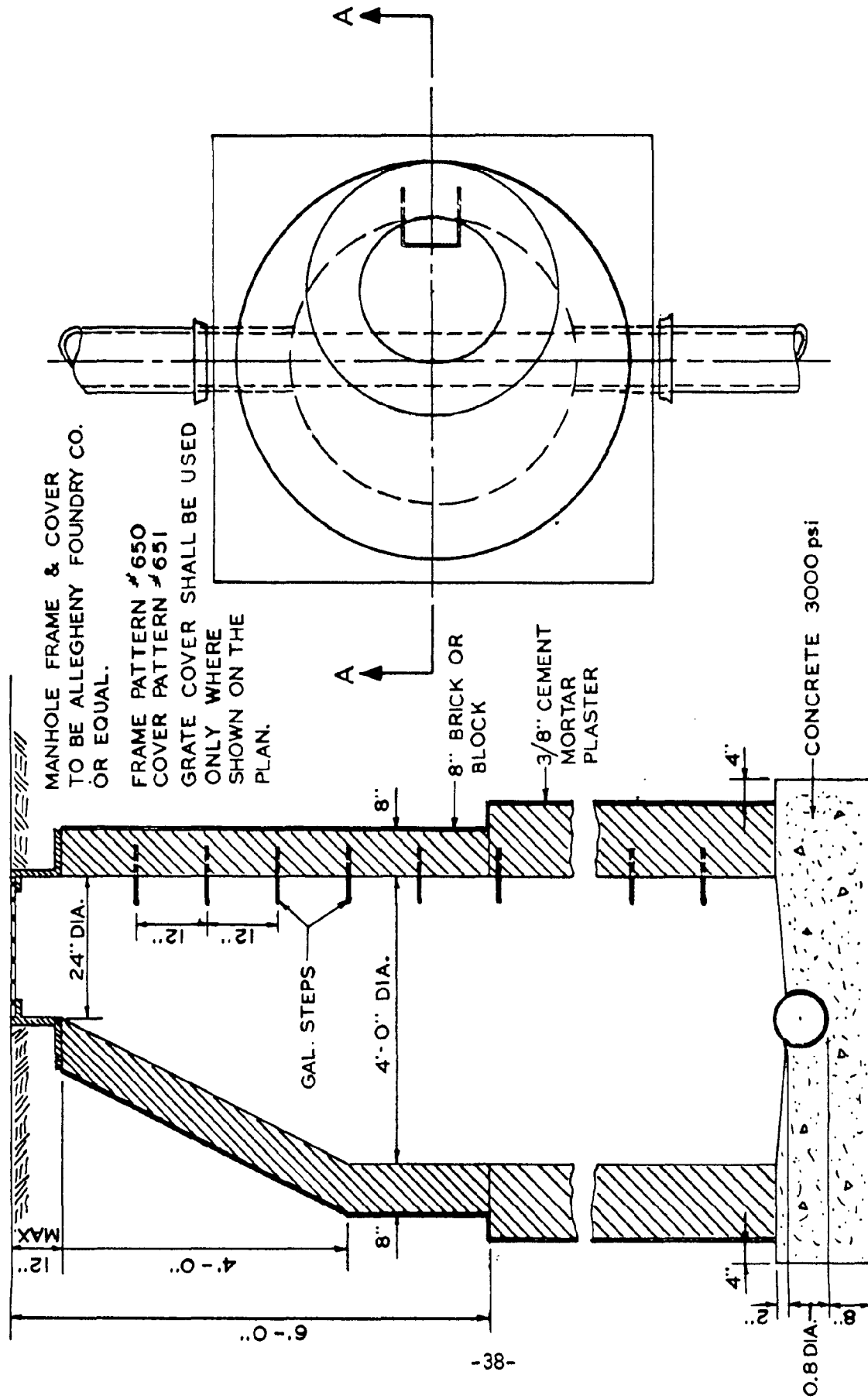
CONCRETE 3000 psi

STANDARD CATCH BASIN

SECTION 514

TOWNSHIP STANDARDS



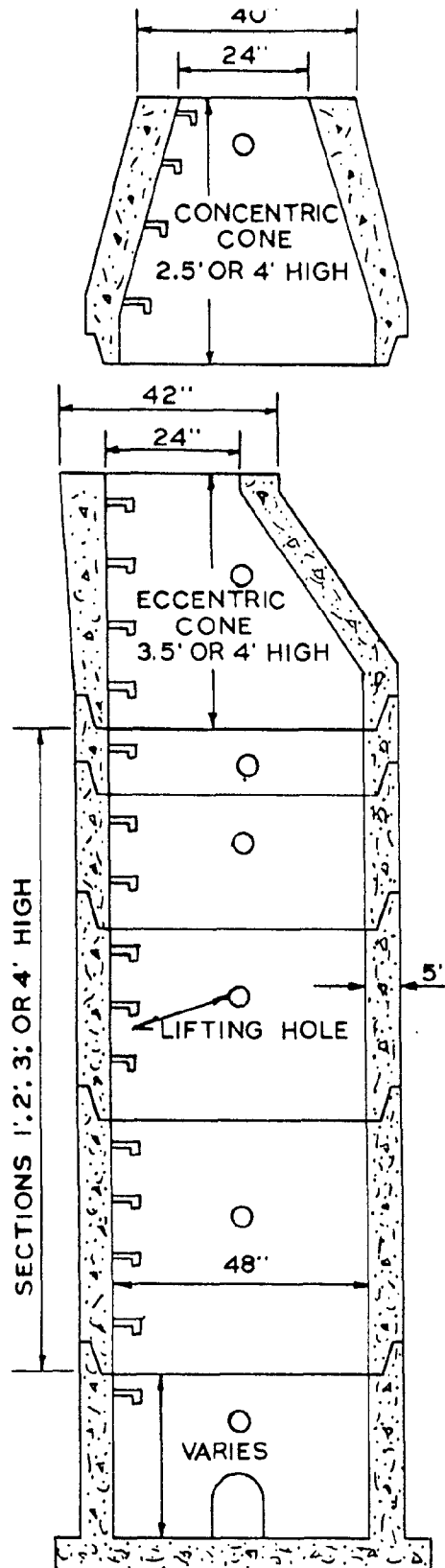


SECTION A - A

PLAN

SECTION 514

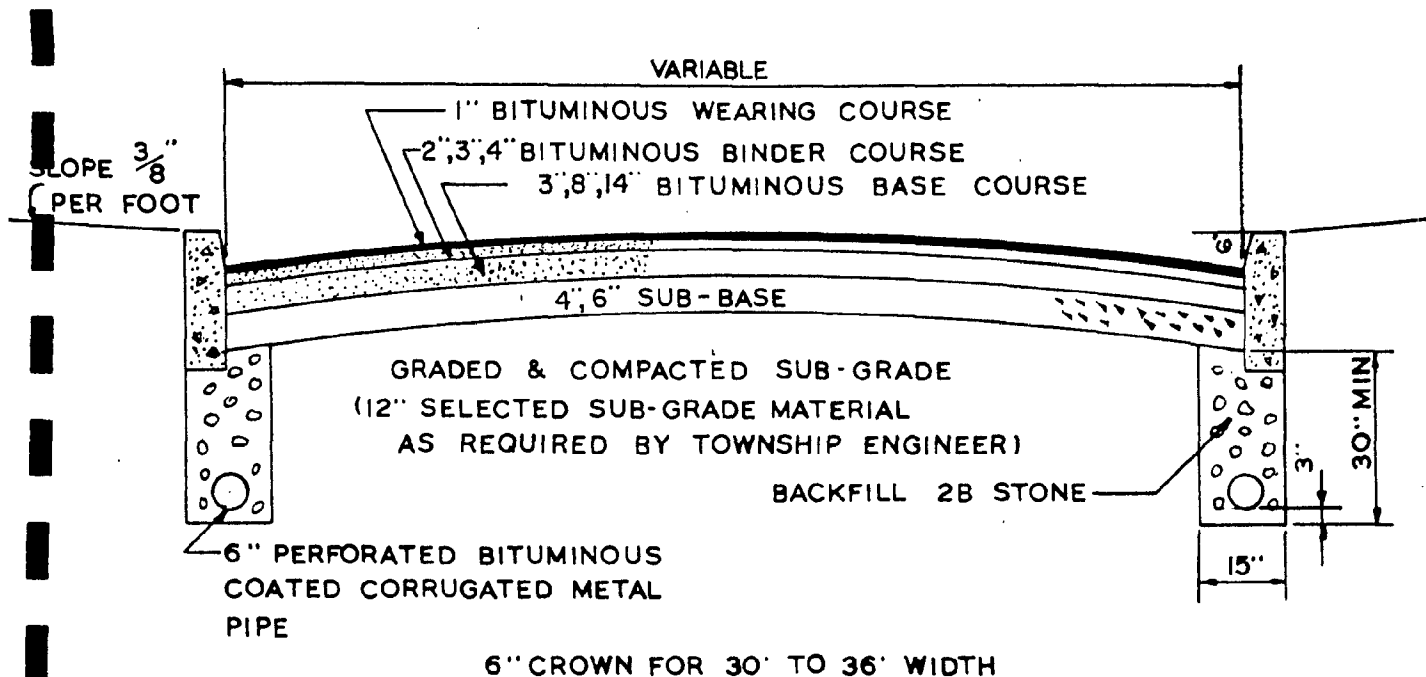
TOWNSHIP STANDARDS



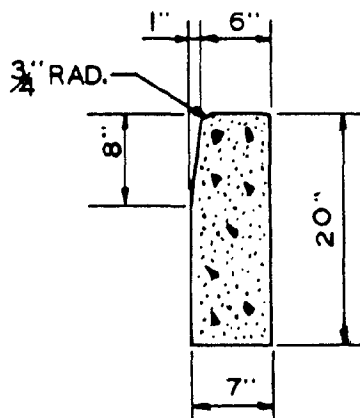
PRECAST CONCRETE MANHOLE WITH "O" RING RUBBER GASKET

SECTION 514

TOWNSHIP STANDARDS



TYPICAL PAVEMENT SECTION .



CURB SECTIONS WILL BE 10" LONG.  
EXPANSION JOINTS OF 1/4" PREMOLDED  
NON EXTRUDING FILLER TO BE  
PLACED AT EACH END OF A CURVED  
SECTION AND AT INTERVALS OF  
NOT MORE THAN 120'.  
INTERMEDIATE JOINTS WILL BE  
2 THICKNESSES OF 1 PLY  
BITUMINOUS PAPER.

CURB SECTION

SECTION 514

TOWNSHIP STANDARDS

ARTICLE VI  
CONDITIONS OF ACCEPTANCE

Section 600 RECORDING

Within 90 days after the date of approval of the Final Plan, the Subdivider shall record the approved original or a duplicate in the office of the County Recorder of Deeds and shall file with the municipality said Final Plan showing the Recorder's signature and seal and the Map Book and page number of the recording, upon receipt of which the fee deposited as required in Section 305-B shall be returned to the Subdivider. Whenever plan approval is required by the municipality, the Recorder of Deeds of Erie County shall not accept any plan for recording unless such plan officially notes approval of the Board of Supervisors and the Planning Commission.

- A. After an approved subdivision plan shall have been officially recorded, the streets, parks, and other public improvements shown thereon shall be so considered to be a part of the official map of the Township.
- B. Streets, parks and other public improvements shown on a subdivision plan to be recorded may be offered for dedication to the Township by formal notation thereof on the Plan, or the owner may note on such plan any improvements which have not been offered for dedication to the Township.
- C. Every street, park or other improvement shown on a subdivision plan shall be deemed to be a private street, park or improvement until such time as the same shall have been offered for dedication to the Township and accepted by ordinance or resolution, or until it shall have been condemned for use as a public street, park or other improvement.

Section 601 GENERAL

- A. The Board of Supervisors shall not approve any subdivision plan except in conformance with the provisions of this Ordinance.
- B. The Board of Supervisors may specify alterations, changes, or modifications in any subdivision plan which it deems necessary and may make its approval subject to such alterations, changes or modifications.
- C. No road, street, land, way or related improvement shall be accepted as a part of the highway system of the Township for maintenance unless opened, laid out, graded and improved in strict accordance with the standards and regulations of this ordinance.
- D. Before acting to approve any subdivision plan, the Board of Supervisors may arrange a public hearing thereon, after giving such notice as may be deemed desirable.
- E. Before approving any subdivision plan, the Board of Supervisors shall require a written agreement that necessary grading, paving and street improvements, sidewalks, monuments, street lights, fire hydrants, water mains and sanitary sewers, as may be required by the Township shall be installed in strict accordance with the standards and specifications by the Subdivider within a specified reasonable time. The written agreement shall include a bond, deposit of funds or other securities sufficient in amount as shall be determined by the Engineer to cover the cost of such improvements. If the improve-

ments shall not have been installed within the time required or agreed upon and in accordance with the standards and specifications, such deposit shall be forfeited to the Township. Upon written certification by the Engineer that such improvements have been satisfactorily completed, the deposit shall be returned to the Subdivider.

ARTICLE VII  
ADMINISTRATION AND MODIFICATION

Section 700 GENERAL

The foregoing regulations shall supersede and replace all other conflicting regulations issued by the Springfield Township Board of Supervisors previous to the approval date of this Ordinance.

Section 701 CHANGES

The Springfield Township Board of Supervisors may from time to time revise, modify and amend this Ordinance by appropriate action in accordance with the Pennsylvania Municipalities Planning Code, Act 247, and its amendments.

Section 702 VARIANCES

- A. Where the Board of Supervisors find that extraordinary hardships may result from the strict compliance with this Ordinance, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variance will not have the effect of nullifying the intent and purpose of the Comprehensive Plan or this Ordinance.
- B. In granting variances and modifications, the Board of Supervisors may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified. The reasons for granting the variance shall be recorded in the Township official record.

Section 703 CERTIFICATES, AFFIDAVITS AND APPROVAL

Certificates, Owner's Adoption and Affidavits as required by the Planning Commission shall be inscribed on the plan and shall be properly signed and attested when the plan is submitted to the Planning Commission.

Section 704 VALIDITY

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of the Ordinance as a whole, or any individual part thereof.

Section 705 PENALTY


Any person, partnership or corporation who or which being the owner or agent of the owner of any lot, tract or parcel of land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers, or agrees or enters into an agreement to sell any land in a subdivision of land development whether by reference to or by other use of a plat of such subdivision of land development or otherwise, or erect any building thereon, unless and until a Final Plan has been prepared in full compliance with the provision of the Pennsylvania Municipalities Planning Code, Act 247, as amended, and of the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, such persons, or the members of such partnership, or the officers of such corporation, or the agent of any of them, responsible for such

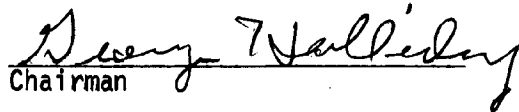
violation pay a fine not exceeding \$1,000.00 per lot or parcel or per dwelling within each lot or parcel. All fines collected for such violations shall be paid over to the Township and deposited in the General Fund. The description of metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferer from such penalties or from the remedies herein provided.

APPROVED BY PLANNING COMMISSION

Approved by the Springfield Township Planning Commission this 6th day of September, 1977.

ATTEST:

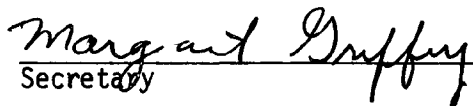
  
Secretary

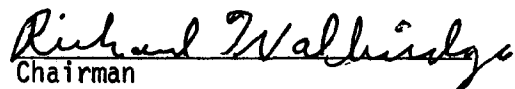
  
Chairman

APPROVED BY THE BOARD OF SUPERVISORS

Approved by the Springfield Township Board of Supervisors this 6th day of September, 1977.

ATTEST:

  
Secretary

  
Chairman

NOAA COASTAL SERVICES CENTER LIBRARY  
  
3 6668 14101 1637